



REQUEST FOR COUNCIL ACTION

MEETING DATE: September 18, 2023

PREPARED BY: Jupe Hale, P.E., Asst. Public Works Director/Asst. City Engineer

AGENDA ITEM: Rush Hollow Project No. 23-06
Developer's agreements
Resolution No. 23-135

PREVIOUS ACTIONS:

At their October 17, 2022 meeting, City Council directed the City Attorney to draft a planned unit development agreement and a resolution approving Rush Hollow concept stage plan, development stage plan, preliminary plat, and final plat.

RECOMMENDED COUNCIL ACTION:

Motion to adopt Resolution No. 23-135 approving two developer's agreements for Rush Hollow, subject to final review by the City Attorney and Director of Public Works.

COMMENTS:

Adoption of the attached resolution would approve two developer's agreements, highlights of which are as follows:

- 1) The Rush Hollow residential developer's agreement highlights:
 - The agreement is between Maplewood Development and Construction, Inc. and the City of Maple Grove.
 - A special assessment in the amount of \$13,169,877.11 is required to be activated related to Phase 1 of the development.
 - A special assessment in the amount of \$8,413,583.34 has been identified for future phases of the development, to be assessed when those improvements are constructed.
 - A surety in the amount of \$7,900,000.00 is required to be submitted to guarantee completion of all petition and escrow items.
 - Conveyance of vacated right of way to the development, and conveyance of remnant parcels of unused land to the city is included.
 - Park dedication is required in the amount of \$2,690,790.00 for Phase 1 is required, reflective of land dedication by the development for city parks/trail uses.

2) The Rush Hollow senior developer's agreement highlights:

- The agreement is between Artessa Development LLC and the City of Maple Grove.
- A special assessment in the amount of \$797,074.02 is required to be activated.
- A surety in the amount of \$390,000.00 is required to be submitted to guarantee completion of all petition and escrow items.
- Park dedication is required in the amount of \$246,720.00, reflective of land dedication for city parks/trail uses.

It is recommended that the City Council approve the two developer's agreements subject to final review by the City Attorney and Director of Public Works.

ATTACHMENTS:

Attachment A: Resolution No. 23-135

Attachment B: Rush Hollow residential developer's agreement

Attachment C: Rush Hollow senior developer's agreement